

KSW Resident Steering Group.

Minutes

Meeting Date – 3rd November 2022 – 6.30pm – Winch House/hybrid

Residents	Initial	Others	Initial
Marie Batchelor - Kedge	MB	Ray Coyle – Open Communities - ITA	RC
Trina Morgan - Kedge	TM	Mike Tyrrell – Residents Advocate	MT
Leanne Ward - Kedge	LW	Soundous Serroukh - OH	SS
Keeley Vincent - Kedge	KV	Leila Arefani - OH	LA
Lubo Kostadinova - Starboard	LK	Sofia Chekdouf - OH	SC
Gemma Morgan - Kedge	GM	Shaun Simpson - OH	SSi
Amanda Chang	AC	Mynul Islam - OH	MI
		Megan O’Sullivan-Day - OH	MO

1 Welcome

- 1.1 MB welcomed all to the first in-person (Hybrid) meeting post pandemic.

2 Apologies

- 2.1 No apologies were submitted

3 Minutes of meeting held on 6th Oct 2022

- 3.1 Minutes were accepted as a true record of the meeting

4 Matters Arising

- 4.1 Ongoing

Idea of a pool of properties across the G15 providers to focus on helping decant tenants on regeneration estates.

- 4.2 (5.11) Other housing associations decanting within their stock without going through the council’s Common Housing Register.

See 5.1-5.3 below

4.3 (4.5) Parking of cars/vans on site by OH staff – taking up visitor’s parking spaces.
LA said they had spoken to OHs maintenance department who had then spoken to staff about this. There is one staff member who lives on-site so he can park there as a resident. LA said this should not be a problem moving forward and asked resident to keep an eye on it and report back.

4.4 (5.4) Megan O’Sullivan Day to attend this meeting - **COMPLETED**

4.5 (5.7) The use of 4 Winch House as a venue for RSG meetings - **COMPLETED**
RC noted that one resident accessed the meeting remotely, while five attended in person

5 Update from One Housing

5.1 LA said that one or two housing associations who are signed up to the council’s Common Housing Register (CHR) were moving their decant tenants within their own stock rather than going through the CHR and that this was technically against the principle of the CHR. OH has met with one of the housing associations and they confirmed this is what they are doing via the use of a Local Lettings Plan (LLP).

5.2 The housing association said that they had not informed the council of this and that they see it as a sort of grey area in terms of the rules around the CHR. The housing association asked if One Housing are going down this road. LA said that, given the history around Project Stone some years ago, and the atmosphere of mistrust this resulted in within communities, One Housing’s aim is to be as open and transparent as possible and to stick tightly to the rules in place.

5.3 However One Housing has approached the council to get their thoughts on this and whether they would approve. A meeting will take place to discuss this and OH are hoping to report back within the next few weeks. MT said that he was pleased that OH were approaching the council about this and that he had spoken directly with Richard Hill – OHs chief executive - about this and urged him to follow the example of Poplar Harca, regardless of what the council’s view is.

- 5.4 LA said that, even if OH adopt this approach tenants need to be aware the Poplar Harca have a lot more properties locally than OH so it may take a bit longer to move in any case.
- 5.5 Theresa asked why her kids' bids are going down the list instead of going up. Theresa is worried that she cannot bid for herself until her kids have found their own places. RC said that they have to keep bidding and that this is quite common.
- 5.6 MO said that OH now have an organisation in place as a Joint Venture partner. MO went through the process of appointing Mount Anvil to the role and thanked both LW and MB for the positive role they played in the appointment as representatives of the RSG.
- 5.7 MO outlined some of the reasons why Mount Anvil were successful and highlighted their experience in regeneration of estates, the fact that they are already working as a Joint Venture partner with OH on the Bellamy/Byng project and they are currently working with a number of other housing associations across London.
- 5.8 MT said that Mount Anvil were by far the better option out of the two shortlisted (the other being Taylor Wimpey) adding that they actually listened to the residents and they understood the issue of deconstruction of Kedge House given the structural problems in the block. He also noted that on the estate walkabout the owner and chief executive of the company passed his personal number out and invited resident to call him directly on issues related to the project.
- 5.9 LK asked how Mount Anvil can ensure that none of the new blocks have similar problems to what Kedge House has now. MO said that overall building quality was very important to both OH and Mount Anvil and how this would be monitored and signed off. The new block will be built to a far higher standard than Kedge house was constructed to.

5.10 MT added that LW and MB asked questions of both candidates about quality of build as part of the procurement process and that the unsuccessful candidate actually built Kedge house.

5.11 MO said that the next stage is the signing of contracts and the partnership is not in place until this happens and that this should all be finalised within 2/3 months. RC asked if Mount Anvil will be meeting the residents on the estate before Xmas. MO said this was the plan but details need to be agreed around dates etc. MO thanked LW, MB, MT and RC for their input into the procurement process.

ACTION – OH to give update on pre-xmas estate event

5.12 LA said a newsletter will be going out soon which will include information on this. There are now eight homes vacant across the three blocks with another three in the process of bidding/moving.

5.13 RC suggested starting the meetings at 6pm rather than 6.30 as it was only one resident who requested a 6.30 start and she is no longer on the RSG. All agreed that a 6pm start is good going forward,

6 AOB with OH present

6.1 RC asked that if people are moving away for good, will they be able to leave items they do not want to take with them (wardrobes, sofas etc) and, if so, will there be a charge for this? MI said that properties need to be emptied and this should be arranged with the council.

6.2 RC said it would be a good idea to work with a local charity who might pick up items for free and they could be recycled and reused for people who are struggling to furnish their homes. LA said it could be looked at on a case by case basis rather than making a general statement that resident can leave what they want to leave.

6.3 GM stated that some residents are complaining about her dog barking but that no-one has any proof that it is her dog. She has received a letter saying that she will have

to get rid of the dog by 4th November. RC asked if GM was aware of who made the complaint but OH will not tell her. MT said that OH cannot force you to get rid of the dog and that it would be a very long drawn out process if they looked to evict the tenant. LA said that the team would look into it and try and get some more information and report back,. MT said he will ring GM to discuss in more detail

ACTION X2

OH to update on any further information and MT to contact GM

7 AOB without OH present

7.1 None

8 Date of next meeting

8.1 Thursday 1st December 2022 at 6PM (hybrid)

